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## Planning Commission Continuance

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*  
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**THROUGH:** EVA CUTRO, AICP, PLANNING MANAGER *EC*  
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

**MEETING DATE:** OCTOBER 7, 2020

**SUBJECT:** DR19-128 TRILOGY AT POWER RANCH- PICKLEBALL AND TENNIS RENOVATIONS

**STRATEGIC INITIATIVE:** Exceptional Built Environment

To allow for the redevelopment of recreational facilities within the Trilogy at Power Ranch community

### REQUEST

DR19-128 TRILOGY AT POWER RANCH: Tennis and Pickleball Complex: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 5.74 acres, located at 4369 E. Village Parkway, and zoned Public Facilities/Institutional (PF/I) with a Planned Area Development (PAD) overlay zoning district.

### RECOMMENDED MOTION

Move to continue DR19-128, Trilogy at Power Ranch to November 4, 2020.

## **APPLICANT**

Company: Withey Morris, PLC  
Name: Adam Baugh  
Address: 2525 E. Biltmore Cir. Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600  
Email: adam@witheymorris.com

## **OWNER**

Company: Trilogy at Power Ranch  
Name: Ian Welsh  
Address: 4369 E. Village Parkway  
Gilbert, AZ 85298  
Phone: 480-279-2051  
Email: [ian@tprcoa.com](mailto:ian@tprcoa.com)

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>February 5, 1985</i>	Town Council approved A85-02 annexing the subject site into the Town.
<i>July 22, 1997</i>	Town Council approved Z96-30 (Ord. 1048) rezoning the subject site and creating the Power Ranch PAD.
<i>March 2, 1999</i>	Town Council approved Z98-36 (Ord. No. 1156) amending the Power Ranch PAD by rezoning portions of the Power Ranch PAD and modifying the Golf/Open Space land use.
<i>July 20, 1999</i>	Town Council approved Z99-08 (Ord. No. 1187) amending the Power Ranch PAD by rezoning portions of the Power Ranch PAD and amending certain development standards within various residential zoning districts.
<i>June 20, 2000</i>	Town Council approved Z00-07 (Ord. No. 1284) amending the Power Ranch PAD by adding 31.6 acres to the PAD, rezoning property within the PAD and modifying development standards within the R-TH zoning district
<i>January 21, 2003</i>	Town Council approved Z02-21 (Ord. No. 1450) amending development standards within the Power Ranch PAD and consolidating all previous Power Ranch PAD ordinances.
<i>August 25, 2020</i>	Town Council approved Z20-03 (Ord. No. 2779) amending the Power Ranch PAD.

### **Overview**

The subject site is part of the Power Ranch PAD that was initially established in 1997 with numerous amendments made as the Power Ranch master planned community developed. Trilogy at Power Ranch is a portion of the overall Power Ranch PAD located south of Queen Creek Road. Trilogy at Power Ranch is a gated active adult community that includes a golf course and a community clubhouse with a variety of amenities including four existing sport courts located at the clubhouse entrance.

**Surrounding Land Use & Zoning Designations:**

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >3.5-5 DU/Acre	Single Family – 6 (SF-6/PAD)	E. Village Pkwy then residential
South	Public Facilities/ Institutional	Public Facilities/ Institutional (PF/I/PAD)	Trilogy clubhouse and parking lot
East	Residential >3.5-5 DU/Acre	Single Family – 6 (SF-6/PAD)	Residential
West	Residential >3.5-5 DU/Acre	Single Family – 6 (SF-6/PAD)	Residential
Site	Golf Course	Public Facilities/ Institutional (PF/I/PAD)	Sport courts

**STAFF RECOMMENDATION**

Move to continue DR19-128, Trilogy at Power Ranch to November 4, 2020.

Respectfully submitted,



Ashlee MacDonald, AICP  
Principal Planner

**Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map

**DR19-128 Trilogy at Power Ranch - Pickleball and Tennis**  
***Noti* Attachment 1 - Notice of Public Hearing/Vicinity Map**

**PLANNING COMMISSION DATE:**

**Wednesday, October 7, 2020\* TIME: 6:00 PM**

**LOCATION:** Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

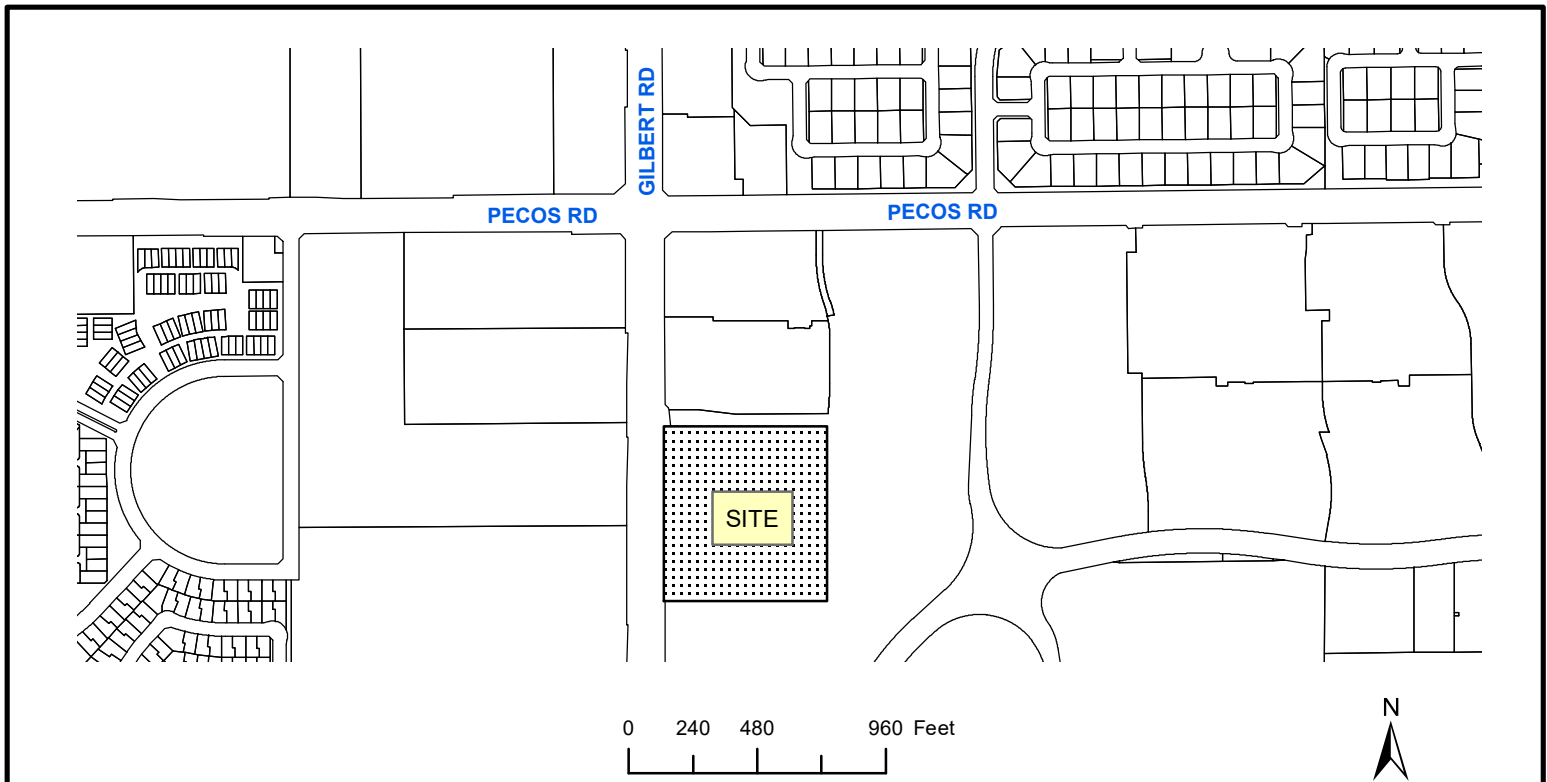
\*Call Planning Division to verify date and time: (480) 503-6748

\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

**REQUESTED ACTION:**

DR20-113 Mercedes Benz of Gilbert Parking Lot Expansion: Site plan, landscaping, grading and drainage, elevations, lighting, and colors and materials for an approximately 1.95 acre portion of the 8.95 acre overall site, generally located on the east side of Gilbert Road between Pecos Road and Rivulon Blvd and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

**SITE LOCATION:**



**APPLICANT:** Deutsch Architecture Group  
**CONTACT:** Dustin Chisum  
**ADDRESS:** 4600 E. Indian School Rd.  
Phoenix, AZ 85018

**TELEPHONE:** (602) 999-8994  
**E-MAIL:** [dchisum@2929.com](mailto:dchisum@2929.com)